

**PLANNING AND ZONING COMMISSION
AGENDA**

AUDITORIUM

Tuesday, March 22, 2016

8:00 P.M.

Town Hall, 2 Renshaw Road

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Map (COZM #2-2016), Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016), put forth by the Darien Housing Authority, 719 Boston Post Road. Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent, and to permit more than one principal use on a parcel. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on Assessor's Map #16 as Lot #59, now in the DB-1/DBR Zone.

AND

Continuation of Public Hearing regarding Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road. Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on Assessor's Map #16 as Lot #59, now in the DB-1/DB-R Zone. *PUBLIC HEARING OPENED ON 2/23/2016, DEADLINE TO CLOSE PUBLIC HEARING IS 3/29/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Continuation of Public Hearing regarding Business Site Plan Application #290/Special Permit, Land Filling & Regrading Application #375, Shake Shack, 1340 Boston Post Road. Proposing to construct a restaurant with outdoor dining, associated parking, and associated stormwater management, and to perform related site development activities. The property is situated on the south side of Boston Post Road approximately 225 feet northeast from its southerly intersection with Thorndal Circle, and is shown on Assessor's Map #63 as Lot #7-9 & #24-26, in the Service Business (SB) & R-1/3 Zones. *PUBLIC HEARING OPENED ON 2/2/2016, DEADLINE TO CLOSE PUBLIC HEARING IS 3/22/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Continuation of Public Hearing regarding Flood Damage Prevention Application #351, Land Filling & Regrading Application #374, Blas Hernandez, 15 Waverly Road. Proposal to raze the existing residence and construct a replacement single-family residence and perform related site development activities within a regulated area. The subject property is located on the east side of Waverly Road approximately 450 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #32-33 in the R-NBD Zone. *PUBLIC HEARING ORIGINALLY OPENED 2/2/2016 AND WAS CONTINUED TO 2/23/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 3/22/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING (TIME PERMITTING)

Discussion, deliberation and possible decisions regarding:

Land Filling & Regrading Application #376, Odd Group, LLC, 11 Sunswyck Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence and pool, with associated stormwater management and septic system, and to perform related site development activities. *PUBLIC HEARING CLOSED 3/1/2016. DECISION DEADLINE: 5/4/2016.*

Flood Damage Prevention Application #126-A, Land Filling & Regrading Application #379, Courtney Platt, 43 Contentment Island Road. Proposal to: create entry court/parking area in front of house; remove pool, retaining wall and terrace in back yard; add fill and lawn where pool was; and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED 3/1/2016. DECISION DEADLINE: 5/4/2016.*

Approval of Minutes

February 2, 2016	General Meeting/Public Hearing
February 9, 2016	General Meeting
February 23, 2016	Public Hearing
March 1, 2016	Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.